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# 4

## SECTION

# Demographics and Economic Future

## UTAH STATE WATER PLAN - WEBER RIVER BASIN PLAN

The Weber River Basin consists of Davis, Morgan, Summit and Weber counties. Over 90 percent of its residents live along the Wasatch Front in Davis and Weber counties.

### 4.1 Introduction

This section discusses employment and population projections for the Weber River Basin. Davis County has the largest 1994 population with 210,948, and Weber County is home to 172,047 residents. Summit, a rural county where Park City is located, has experienced a 39 percent population growth since 1990. This compares to 9 percent for Weber County, 12 percent for Davis County and 14 percent for Morgan County.

The economy is characterized by moderate growth in population and employment. Summit County stands out because of its national status as an arts and recreation center where world class ski slopes and alpine environment are valuable resources. Summit County is expected to continue its rapid growth as its still rural atmosphere draws increasing numbers of people from the more crowded Wasatch Front communities and from out of state. The 2002 Winter Olympics will have a significant impact on Summit County through construction of Olympic facilities and intensified private investments in residential and commercial projects.

### 4.2 Demographics

Although Utah's overall growth rate is expected to be 1.99 percent annually through 2020, Summit County is expected to grow 3.98 percent annually, Davis County at a rate of 2.08 percent, Morgan County at 2.0 percent, and Weber County by 1.87 percent. The 1994 population in the Weber River Basin was 410,307. By 2020 the basin will grow in population to just under 700,000 for an overall growth rate of 2.57 percent.

The largest city in the basin is Ogden, Weber County, with 67,763 people. Layton, Davis County, has 49,200 people. Bountiful, also in Davis County, has 37,076. Roy, Weber County, has 27,369. Most of Summit County's population of 21,526 is located in unincorporated areas; 6,188 people live in Park City. Morgan City is the only unincorporated community in Morgan County with a 1994 population of 2,324. See Table 4-1 and Figure 4-1. Additional extrapolations



*Ogden, South Ogden, Roy areas*

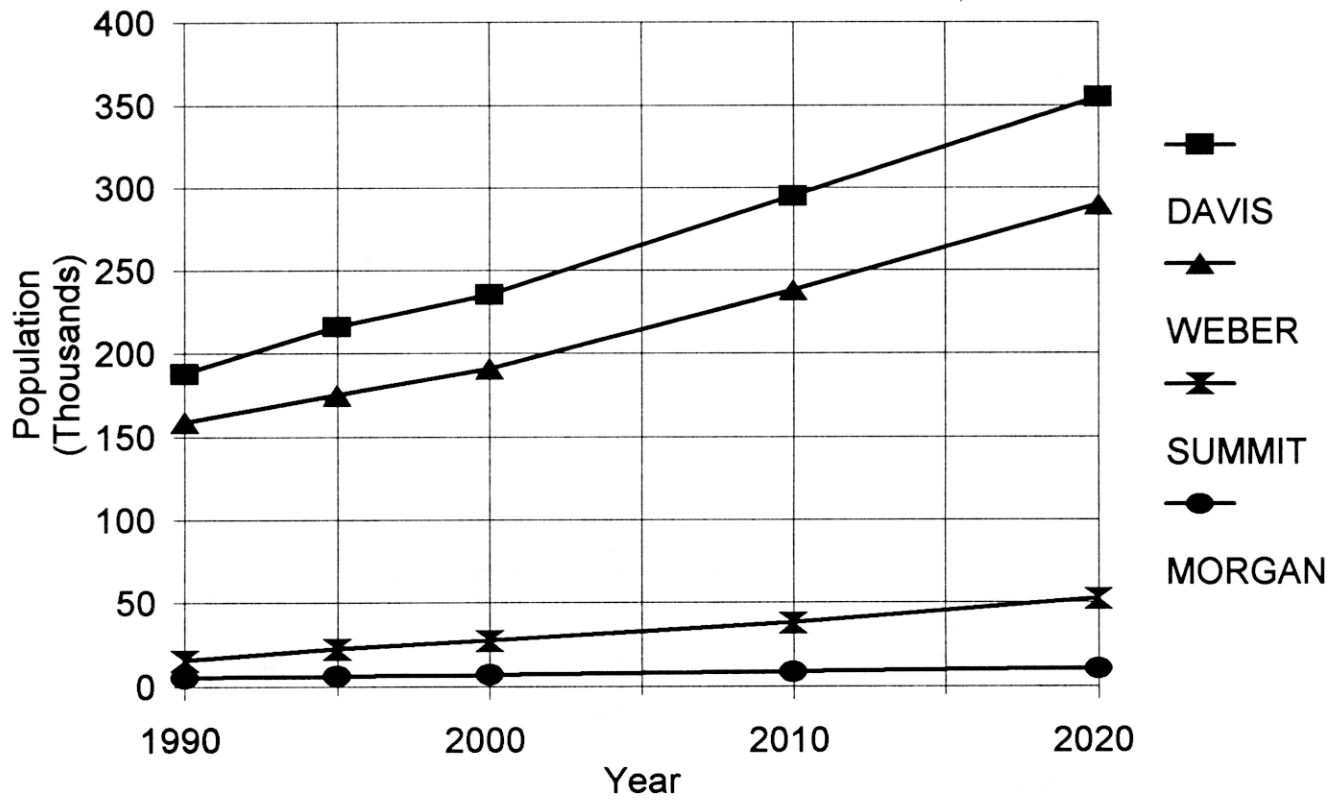
were made to aid in estimating long-range M&I water demands. Assuming a constant growth rate beyond the year 2020 of about 2.1 percent, the population of the basin would increase to over 1.3 million by the year 2050. See Table 4-2.

Table 4-1 BASIN POPULATION PROJECTIONS			
NAME	1990	1994	2020
DAVIS COUNTY			
Bountiful	36,147	37,076	50,554
Centerville	11,500	13,779	21,143
Clearfield	21,435	23,345	28,252
Clinton	7,945	8,915	16,324
Farmington	9,049	10,160	18,774
Fruit Heights	3,903	4,510	8,285
Kaysville	13,961	16,869	25,425
Layton	41,784	49,200	91,277
North Salt Lake	6,464	7,294	11,146
South Weber	2,863	3,716	8,619
Sunset	5,128	5,347	6,030
Syracuse	4,658	5,270	12,080
West Bountiful	4,477	4,827	9,568
West Point	4,258	4,871	16,717
Woods Cross	5,384	5,378	10,271
Unincorporated	8,985	10,391	20,576
COUNTY TOTAL	187,941	210,948	355,041
WEBER COUNTY			
Farr West	2,178	2,425	7,046
Harrisville	3,019	3,605	7,486
Huntsville	561	588	a
North Ogden	11,593	13,081	24,035
Ogden	63,943	67,763	88,304
Plain City	2,722	2,948	7,043
Pleasant View	3,597	4,297	6,811
Riverdale	6,419	6,867	10,451
Roy	24,580	27,369	37,035
South Ogden	12,105	12,972	22,643
Uintah	760	838	2,176
Washington Terrace	8,189	8,742	10,429
West Haven	2,172	2,380	15,238
Unincorporated	16,492	18,174	a
COUNTY TOTAL	158,330	172,047	284,172
SUMMIT COUNTY			
Coalville	1,065	1,461	1,800
Henefer	554	569	a
Kamas	1,061	1,469	1,843
Oakley	522	708	1,031
Park City	4,468	6,188	14,339
Unincorporated	7,467	10,599	a
COUNTY TOTAL	15,137	20,994	50,012
MORGAN COUNTY			
Morgan	2,023	2,324	3,654
Unincorporated	3,505	3,994	6,715
COUNTY TOTAL	5,528	6,318	10,369
BASIN TOTAL	366,936	410,307	699,594
<sup>a</sup> Not available			

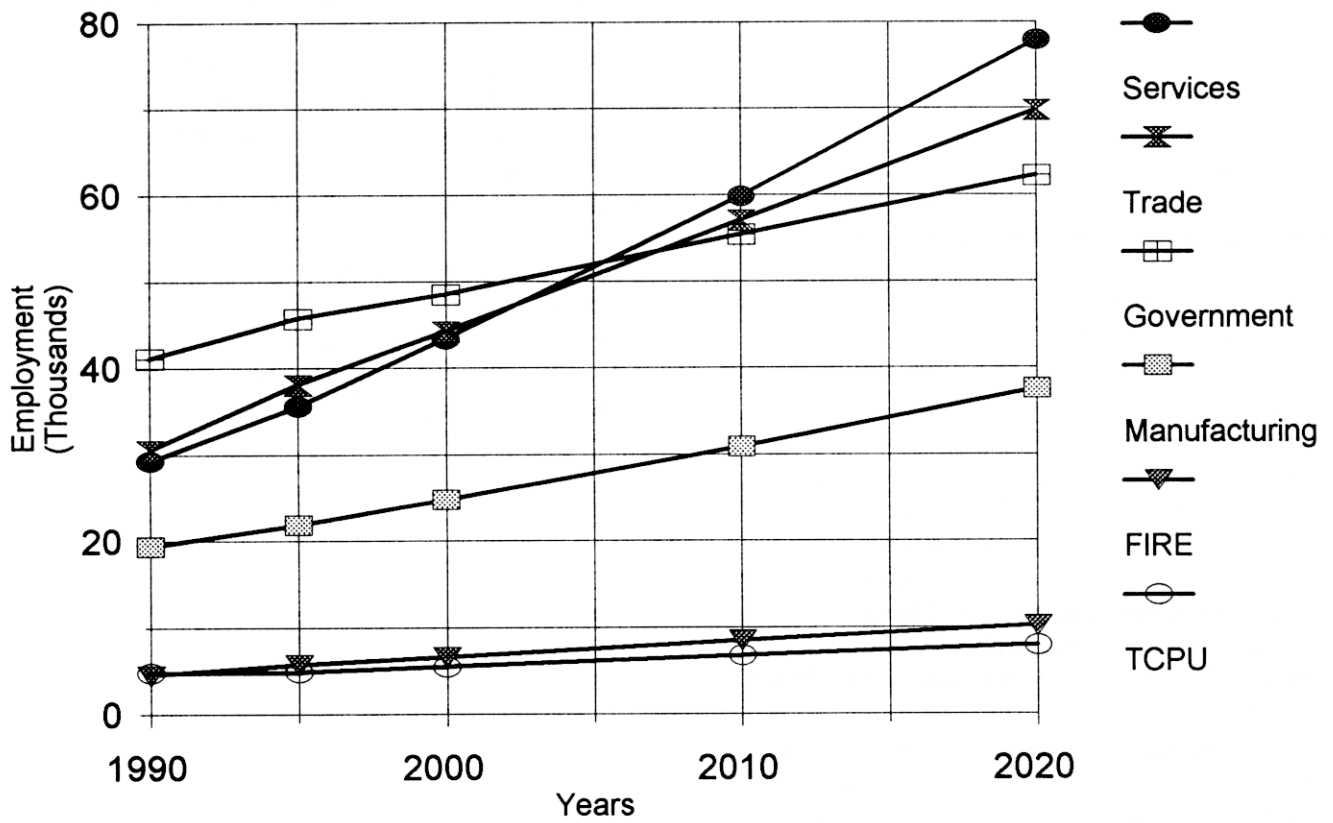
Table 4-2 LONG RANGE POPULATION ESTIMATES (Rounded figures)			
County	1990	2020	2050
Davis	187,940	355,040	656,760
Weber	158,330	284,170	516,860
Morgan	5,530	10,370	18,750
Summit	15,140	50,010	124,490
TOTAL	366,940	699,590	1,316,860

Table 4-3 BASIN EMPLOYMENT PROJECTIONS					
Industry	1990	1995	2000	2010	2020
<b>DAVIS COUNTY</b>					
Agriculture	925	914	935	885	815
Mining	35	146	152	180	216
Construction	2,550	4,809	5,669	6,767	8,247
Manufacturing	7,523	10,222	11,821	13,654	15,548
TCPU	2,418	2,209	2,720	3,662	4,486
Trade	14,073	18,052	21,532	28,303	34,036
FIRE	1,297	2,769	3,337	4,326	5,214
Services	10,740	14,219	17,974	25,633	32,345
Government	21,546	17,663	20,149	23,343	26,099
Non-farm Proprietors	14,570	17,267	20,739	28,408	34,708
<b>TOTAL DAVIS EMPLOYMENT</b>	<b>75,677</b>	<b>88,270</b>	<b>105,028</b>	<b>135,161</b>	<b>161,714</b>
Non-ag W&S Employment <sup>1</sup>	59,803	69,676	82,933	105,424	125,732
<b>MORGAN COUNTY</b>					
Agriculture	417	413	423	400	368
Mining	0	0	0	0	0
Construction	67	215	243	281	328
Manufacturing	210	275	303	332	364
TCPU	8	12	13	15	17
Trade	345	415	473	590	680
FIRE	18	26	30	37	43
Services	50	82	98	133	162
Government	302	358	365	437	510
Non-farm Proprietors	495	581	665	865	1,014
<b>TOTAL MORGAN EMPLOYMENT</b>	<b>1,912</b>	<b>2,377</b>	<b>2,613</b>	<b>3,090</b>	<b>3,486</b>
Non-ag W&S Employment	1,000	1,383	1,526	1,825	2,104
<b>SUMMIT COUNTY</b>					
Agriculture	595	590	604	571	526
Mining	111	121	131	160	198
Construction	384	789	1,050	1,220	1,536
Manufacturing	418	964	1,169	1,350	1,577
TCPU	266	310	409	542	685
Trade	1,968	3,921	4,856	6,531	8,132
FIRE	1,038	1,067	1,312	1,751	2,179
Services	2,790	3,485	4,676	6,367	8,181
Government	1,108	1,520	1,763	2,322	2,895
Non-farm Proprietors	2,738	3,945	4,892	6,893	8,708
<b>TOTAL SUMMIT EMPLOYMENT</b>	<b>11,416</b>	<b>16,712</b>	<b>20,862</b>	<b>27,707</b>	<b>34,617</b>
Non-ag W&S Employment <sup>1</sup>	7,991	12,078	15,261	20,129	25,263
<b>WEBER COUNTY</b>					
Agriculture	1,179	1,163	1,190	1,126	1,037
Mining	7	7	7	9	11
Construction	2,107	4,061	4,808	5,752	7,061
Manufacturing	11,217	12,586	14,458	16,472	18,799
TCPU	2,101	2,192	2,623	3,394	4,086
Trade	14,182	17,376	20,727	27,157	32,901
FIRE	2,177	2,737	3,291	4,262	5,175
Services	16,614	20,533	26,005	37,189	47,458
Government	18,171	19,265	20,242	25,766	29,919
Non-farm Proprietors	11,352	12,787	15,379	20,995	25,822
<b>TOTAL WEBER EMPLOYMENT</b>	<b>79,107</b>	<b>92,707</b>	<b>108,730</b>	<b>142,122</b>	<b>172,269</b>
Non-ag W&S Employment <sup>1</sup>	66,121	78,261	91,657	119,469	144,858
<b>TOTAL BASIN EMPLOYMENT</b>	<b>168,112</b>	<b>200,066</b>	<b>237,233</b>	<b>308,080</b>	<b>372,086</b>
Non-ag W&S Employment	134,915	161,398	191,377	246,841	297,957
Non-agriculture wage and salary and agriculture include agricultural services					

**Figure 4-1**  
**WEBER BASIN POPULATION PROJECTIONS**



**Figure 4-2**  
**WEBER BASIN EMPLOYMENT PROJECTIONS**



The Wasatch Front Regional Council prepares city-level projections for Salt Lake, Weber, Davis, Morgan and Tooele counties with extensive review and comment from local communities. These projections are controlled to county-level projections prepared by the Governor's Office of Planning and Budget and voted on by the Regional Council's board of directors. Once approved, they are used to meet transportation planning requirements of the Metropolitan Planning Organization. Projections are only to the year 2020 because that is the long-term horizon from which transportation decisions are made and modeled. These city-level projections, coupled with the Governor's Office of Planning and Budget's county-level projections, provide consistent, systematically reviewed data for infrastructure planning along the Wasatch Front.

### 4.3 Employment

Government, the leading employment sector in 1990, is now second to trade and almost even with services as of 1995. Non-farm proprietors occupy fourth place, and manufacturing is the fifth leading employment sector.

In Morgan County, non-farm proprietors are presently the largest sector for employment, followed by trade, agriculture, government and manufacturing. In Summit County the non-farm proprietors sector is presently leading trade and services. Government is fourth and Financial Insurance and Real Estate (FIRE) is providing 1,067 jobs placing it fifth in jobs. Weber County is also seeing significant growth in service employment. Government currently is in second place. Trade is the leading employer in Davis County. Government is in second place, with non-farm proprietors in third and services in fourth. See Table 4-3 and Figure 4-2.

The Utah Process Economic and Demographics (UPED) projection model takes into account many variables regarding the demographics and industry mix of an area. The model projects historical employment growth rates into future growth patterns, along with assumptions regarding labor force participation rates, nonemployment related migration rates, and constant age-specific fertility and survival rates. The transient and part-time population occupying the relatively large number of hotel rooms and condominiums in Summit County are not counted in UPED.

### 4.4 Economic Future

Looking to the future, service and trade sectors in the basin are predicted to outpace government employment throughout the 1995-2020 period. Manufacturing will show steady growth, but it will remain in fourth place as a provider of jobs.

In Davis County, government will be the premier employer until 2010 when trade will provide more jobs. Services will grow rapidly but remain in third place. Manufacturing will grow steadily to over 15,000 jobs by 2020.

In Morgan County, trade surpassed agriculture in 1995 as agriculture held steady at about 400 jobs. Government employment will increase during the remainder of the projection period. Manufacturing will provide over 400 jobs in Morgan County by 2020.

Services and trade will continue leading the employment field in fast growing Summit county. Government and FIRE will provide significant employment, increasing only slightly throughout the planning period. Agriculture and agricultural services in Summit County will likely maintain or slightly increase in the number of jobs provided.

The service sector in Weber County, currently the number two source of employment, will surpass government by the year 2000. Trade and manufacturing will remain in third and fourth place respectively. ♦